

Truuli



Avenue Court, Avenue Road, London, SE20 7RX

£300,000 Leasehold

- Bright, well-equipped kitchen
- Close to local amenities and parks
- Large and inviting entrance hall
- Well-maintained communal gardens
- Two spacious double bedrooms
- Ready to move in condition

Southbridge Place, Surrey, CR0 4HA

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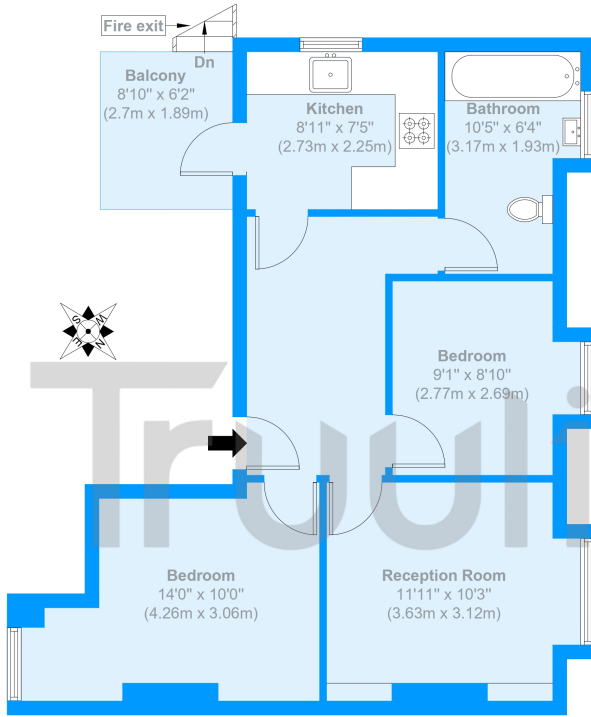
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Welcome to this beautiful and generously proportioned two-bedroom flat in the sought-after Avenue Court in Anerley.

Set within a well-maintained block, this property boasts a large, inviting entrance hallway that creates a grand first impression and offers additional balcony space with enough space for a small table and chairs.

Avenue Road



Third Floor
Approximate Floor Area
535 sq. ft
(49.70 sq. m)

Approximate Gross Internal Area = 49.7 sq m / 535 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

